

9/19/11 - Monday, September 19, 2011

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of September 19, 2011

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Klinkhammer, FitzGerald, Larson, Kayser, Strobel, Duax, Pearson

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kayser.

1. **CONDITIONAL USE PERMIT (CZ-0904-Amd) “ Dog Day Care, 2208 Heimstead Road**

Mr. Tufte presented a request to amend a conditional use permit for an existing kennel at 2208 Heimstead Road. The request is to extend the hours of operation to overnight stays.

Michelle Pacovsky, owner of the Happy Pooch Doggie Daycare and Grooming business, stated she would like to change the hours of operation to take in more dogs as her business is growing. There would be two shifts to take care of all the dogs. The night shift dogs would be allowed outdoors to cædo their business until 10:30 p.m., then they would stay in the rest of the night. She will keep the overhead door to the outdoor area closed in the first hour of the morning to keep dog barking from affecting her neighbors.

Tom Larson, 2215 Fenner Street, stated he lives directly behind the business and has concerns with more dog barking affecting his sleep since he works night shifts.

Todd Trigg, 18969 75th Avenue, Chippewa Falls, stated the business has helped him with his dog care needs. He said the business is well-run and the owner handles dogs well.

George Pacovsky, 1170 W. Northstar Lane, stated they try to get the dogs to calm down within the first few minutes of their arrival. A staff person always watches the dogs when they are outside.

Mr. FitzGerald moved to approve the conditional use permit per the staff report, adding that 10:30 p.m. is the last time the dogs can be outside and the overhead door be closed for the first hour in the morning. Mr. Klinkhammer seconded and the motion carried.

2. **GENERAL SITE DEVELOPMENT PLAN (PZ-1106) “ Sherman Elementary School Addition**

Mr. Tufte presented a request to allow an addition to Sherman Elementary School. The addition is to the west of the existing building and the 89 parking stalls provided will meet parking regulations. The parking lot will have landscaping and shade trees, along with a bus-drop off. There is a 10TM pedestrian trail to the north that can be used as another emergency access.

Applicant, Charlie Kramer with Eau Claire Area School District, spoke in support of the project. He said they keep the 10th trail plowed in the winter.

Mr. Klinkhammer moved to recommend approval of the general site development plan per the staff report. Mr. Strobel seconded and the motion carried.

3. **CERTIFIED SURVEY MAP (CSM-2-11) “ Bullis Court**

Mr. Tufte presented the request to approve a Certified Survey Map with 66th right-of-way dedication for Bullis Court. The site location extends south of Bullis Farm Road. The CSM would create three lots. One lot would be for the new Holiday Inn. The proposed street name will have to be changed since there is another street in the city with that name. The Development Agreement will provide the details on construction of the street.

Disa Wahlstrand, with Ayres Associates, spoke in support of the project and said the name of the street will now be called Owen Ayres Court.

Mr. FitzGerald moved to recommend approval of the Certified Survey Map per the staff report. Mr. Klinkhammer seconded and the motion carried.

4. **SITE PLAN (SP-1122) “ Drive-up Facility, 2308 E. Clairemont Avenue**

Mr. Tufte presented a request to approve the site plan for a new drive-up facility for an Erbert and

Gerbert restaurant within the Mega Holiday convenience store. There are 30 stalls on site, which is enough to meet parking regulations. The first condition in the approval letter should be changed to state: æCity of Eau Claire Department of Public Works approval of grading plan.

Guy Rossato of 622 Lamplighter Court, representing the applicant, spoke in support of the project.

Mr. FitzGerald moved to approve the site plan per the revised conditions of the staff report. Mr. Duax seconded and the motion carried.

5. **SITE PLAN (SP-1123) “ Grading of 20% Slope, Keystone Crossing**

Mr. Tufte presented the request to approve a site plan to allow the grading of an area in excess of 20% slope. The grading changes create a better vision triangle for the future intersection of Keystone Crossing and Bullis Farm Road. Grading would also allow a commercial lot to be larger in size. This request triggers an amendment to the Urban Sewer Service Plan. Staff believes the request is reasonable to send to the DNR and Regional Planning Commission since municipal services are nearby. The site is in a conservancy area that closely matches the higher slopes as part of the original general development plan. The applicant has the choice where to locate the replacement conservancy land within the development. The new conservancy land should be undisturbed land however.

Applicant, Disa Wahlstrand with Ayres Associates, stated they have not determined where the replacement conservancy land will be yet.

Mr. FitzGerald moved to approve the site plan per the conditions of the staff report. Mr. Klinkhammer seconded and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Waterways Plan “Discovery Chapter

Mr. Tufte presented the initial draft of the Waterways Plan. Primary issues have been> The Advisory Committee members have been selected. The plan looks at the water features within city limits and beyond into the Urban Sewer Service Area. The plan will focus on rivers, creeks, and lakes. Initial topics addressed are economic development, ecology, neighborhood quality, and recreational. As part of the process, the City of Altoona will be asked to participate on the planning for Eau Claire River.

Mr. Kayser suggested adding that park and waterway corridors should be coordinated in a unified way for better tourist and resident use. Mr. Strobel was concerned about the erosion off the bluff along the south side of the Eau Claire River. Mr. Duax wanted to add historical information on natural springs along the north part of the Chippewa River (near Old Wells Road). He also wanted to know about the future preservation of the islands in the Chippewa River. Mr. FitzGerald wanted to know about the redevelopment plans of gravel pits along the south segment of the Chippewa River.

B. Zoning and Parking for Universities

Mr. Noel presented the study on higher learning parking standards and zoning. Thirteen communities in Minnesota, Iowa, and Wisconsin were surveyed. Standards varied depending on the city and the type of university. Green Bay and Oshkosh also required a parking study like Eau Claire. Green Bay and Eau Claire zone their public universities mostly P-Public, but communities like Milwaukee, Platteville, and River Falls have specific university zoning districts.

Mr. Strobel was concerned about parking problems at the university. Mr. Kayser stated traffic hunting for on-street parking within the Third Ward Neighborhood has gotten better since the 2-hour parking limit signage was changed.

C. Code Compliance Items

None.

D. Future Agenda Items

None.

7. **MINUTES**

The minutes of the meeting of September 6, 2011, were approved.

Thomas Pearson

Secretary